

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Workshop with Offices & Parking  
2,088 sqft (194 sqm)



**GUIDE RENT - £14,000 PER ANNUM EXCLUSIVE**

- **Superb location a short distance from Skipton High Street**
- **No business rates to pay S.T.Q**
- **Private parking**
- **Suitable for a variety of uses**

**THE BRITISH SCHOOL, OTLEY STREET  
SKIPTON, BD23 1EW**

# THE BRITISH SCHOOL, OTLEY STREET SKIPTON, BD23 1EW

## Location

The property is situated on Otley Street which comprises a number of shops, cafes, offices and residential properties. It is a short distance from the High Street and enjoys a good level of footfall.

## Description

The property comprises a self contained workshop being open plan with wc along with separate pedestrian door leading to reception/office. A stairway makes way to an additional wc, kitchen, storerooms and office accommodation. Externally there is private parking.

## Accommodation

### Internal

#### Ground Floor

Works accommodation to include open plan works accommodation, wc, reception/office area with separate pedestrian access door.

1,713 sqft      159 sqm

#### First Floor

Landing area leading to wc facilities, kitchen, storerooms and office.

375 sqft      34.8 sqm

### External

Private parking

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Workshop & Premises  
Rateable Value: £10,750  
Uniform Business Rate for 2026/2027: £0.432

**\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to North Yorkshire Council Council 0300 131 2131**

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 0300 131 2131.

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£14,000 per annum exclusive

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8587-4030-1974-7666-8824>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

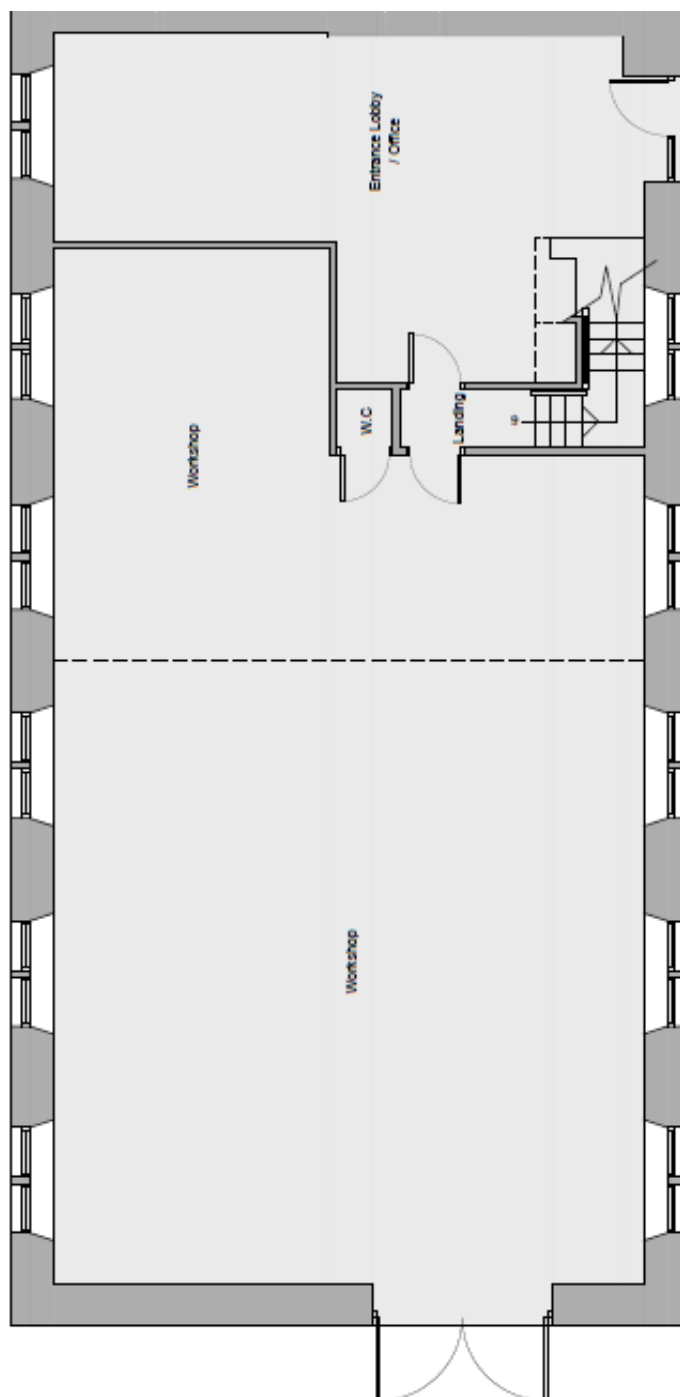
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

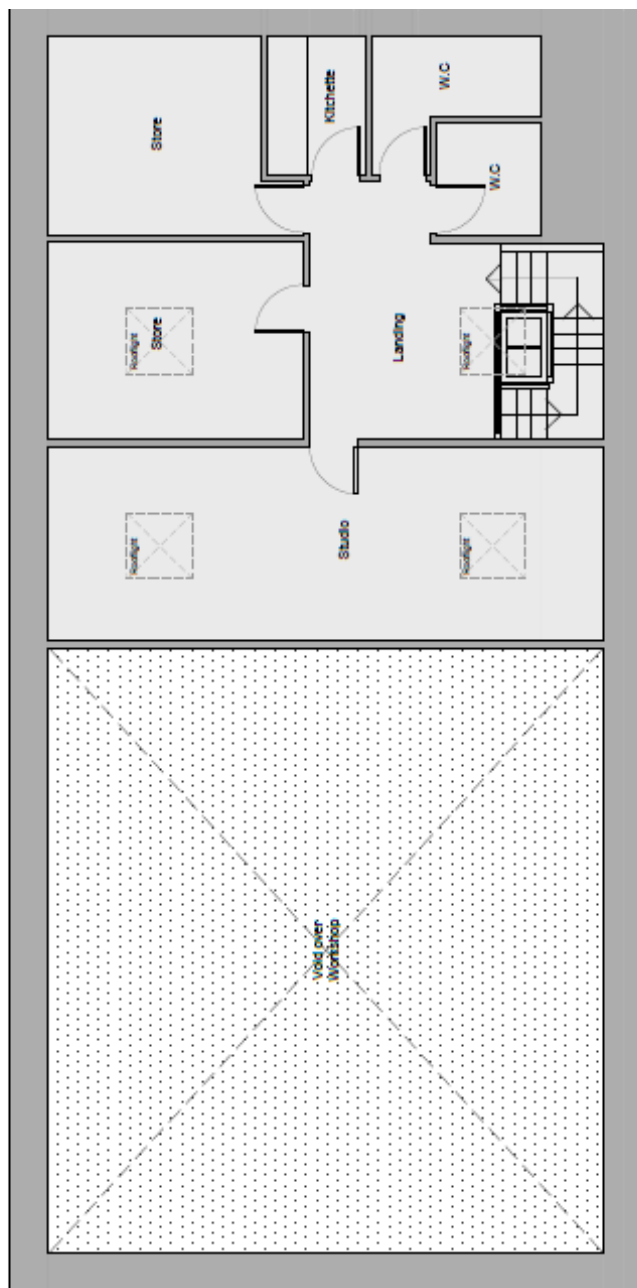
Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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Existing ground floor plan



Existing first floor plan

